Beale AFB Housing Privatization Concept

Lt Col Greg Perkinson
9 CES/CC

OVERVIEW

- **Goals**
- **Housing Situation**
- **Proposed Project**
- **Desired Features**
- **Schedule**

GOALS

- **Accelerate our ability to provide military families access to safe, quality, affordable housing in a community where they will choose to live**

- **Protect Commander responsibilities and Air Force interests in ensuring our housing standards are met over the life of the project**

HOUSING SITUATION

HOUSING REQUIREMENT

- **Demand (Number of Families) 1344**
- **Supply (Number of Units)**
  - **Existing Family Housing Inventory: 1553**
    - **Lakeview 15**
    - **Mountain View (new) 131**
    - **Beale East 679**
    - **Beale West 380**
    - **Gold Country 200**
    - **Brookview (new) 48**
    - **Birdland (Multiplex Area) 100**
    - **Excess Units (to be demolished) (209)**
- **Total 1344**

HOUSING SITUATION

MARKET OVERVIEW

- **Marysville/Yuba City, CA Region – mainly rural in nature**
  - **About 450,000 population in the area with a growing demand for housing**
  - **Over 10,000 suitable rental units with high occupancy rate**
- **Forecast: New Housing Requirements & Market Analysis completed in Aug 02 identifies Total Housing Requirement for Beale at 1344 units**

PROPOSED PROJECT

BEALE AFB PROJECT CONCEPT

- **Total Units Conveyed** **1,553**
  - **Units Renovated (minor)** **(179)**
  - **Units Renovated (whole house) (1,265)**
  - **Units Demolished** **(209)**

- **Total Development Size** **1,344**
- **End Result:**
  - **1,344 Units Privatized**
  - **0 Units Government-owned**

PROPOSED PROJECT
DETAILS

- **Convey 1,553 MFH units**
  - **Perform minor renovations on 179 units**
  - **Perform whole house renovations on 1,265 units**
  - **Demolish 209 excess units**
  - **Outlease 939 acres for 50 yrs**

- **Parcel Break Down:**
  - **A: Family housing neighborhoods**
  - **B: Undeveloped area, located south of Beale East housing area**
  - **C: Old NCO Club, located north of Beale East housing area**
  - **D: Old Officers' Club and associated facilities, located north of Beale West housing area**

PROPOSED PROJECT

PARCEL BREAKDOWN

Parcel	Description	Acceptable Option	Inclusion in the Project
A	Family housing neighborhoods	Renovate and or construct new units	Definite
B	Undeveloped area, located south of Beale East housing area	Develop new housing units	Possible, if SO's proposal is acceptable
C	Old NCO Club, located north of Beale East housing area	Renovate old NCO Club to become the SO's housing office and maintenance facilities	Possible, if SO's proposal is acceptable
D	Old Officers' Club and associated facilities, located north of Beale West housing area	Renovate facilities to be a housing recreation center	Possible, if SO's proposal is acceptable

PROPOSED PROJECT PARAMETERS

- 50 yr term
- Rent = BAH – 110% average utilities
- Utilities provided by commercial sources
- Utility Infrastructure O & M provided by Offeror
- Emergency services provided by Beale AFB
  - Security and fire protection
- Build to local codes & market standards

DESIRED FEATURES

- **Order of priority is:**
  - **A being highest desirable**
  - **B highly desirable**
  - **C desirable, etc.**
- **Category A are listed in descending rank order.**

PRIORITY A

1. Replace rather than renovate units

2. More single family units in lieu of duplex units

3. Additional square footage above benchmark standard

4. More 3 and 4 bedroom units instead of 2 bedroom units

DESIRED FEATURES NEW CONSTRUCTION

	NUMBER OF BEDROOMS	MINIMUM SQ FOOTAGE	MOST DESIRED SQ FOOTAGE
	2	1180	**1450**
JNCO	**3**	1490	**1700**
	4	1670	**2120**
SNCO	**2**	1180	
1700			
& CGO	**3**	1670	**1950**
	4	1800	**2400**
FGO	**3**	1740	**2200**
	4	1920	**2600**

DESIRED FEATURES RENOVATION

	NUMBER OF BEDROOMS	MINIMUM SQ FOOTAGE	MOST DESIRED SQ FOOTAGE
	2	950	**1080**
JNCO	**3**	1200	**1310**
	4	1350	**1570**
SNCO	**2**	950	
1200			
& CGO	**3**	1350	**1500**
	4	1350	**1570**
FGO	**3**	1400	**1630**
	4	1550	**1860**

DESIRED FEATURES

PRIORITY B

- **Sink in garage**
- **Laundry room/space w/sink**
- **Glass shower doors**
- **Vaulted ceilings and/or two-story living areas**
- **Energy saving lighting**
- **Additional interior storage (i.e., cabinets, pantries, linen and clothing closets) without impacting current living space**
- **Increased roof or window overhangs for solar protection and energy conservation**
- **Additional storage space in garages**
- **Bedrooms other than Master: Walk-in clothes closets w/closet organizers**
- **Corian tile or equivalent countertops and bathroom surfaces**
- **Double sinks and vanities in bathrooms**

DESIRED FEATURES

PRIORITY C

- Screened-in patios
- Security systems
- French doors interior and exterior
- Insulation in ceiling, floor, exterior walls and interior walls for noise reduction
- Cast iron waste lines

DESIRED FEATURES

PRIORITY D

- **Centrally-located swimming pool and clubhouse**
- **Jog/bike trails**
- **Tennis Courts (preferably lighted)**
- **Teenage Multi-Purpose Recreation Facility (Skate Park)**
- **Ornamental Street lighting**

DESIRED FEATURES

PRIORITY E

- **Lighting for all recreation fields**
- **Self-service mini-storage facilities**
- **Additional recreation facilities**
- **Shaded picnic areas with BBQ grills**
- **Heated or covered pool**
- **Fitness Centers**
- **Community Center with kitchen facility**
- **Pet Park**
- **Co-located Offeror Housing Management Office**

PRIVATIZATION SCHEDULE

AFCEE issues solicitation 16 Jun 03

Step 1 packages received 16 Jul 03

AST reviews packages 16 Jul – 14 Aug 03

AST reviews Step 2 packages Oct – Dec 03

ACC/CV approves Successful Offeror Dec 03

ILEH notifies Congress of selection Jan 04

RFP Review Process

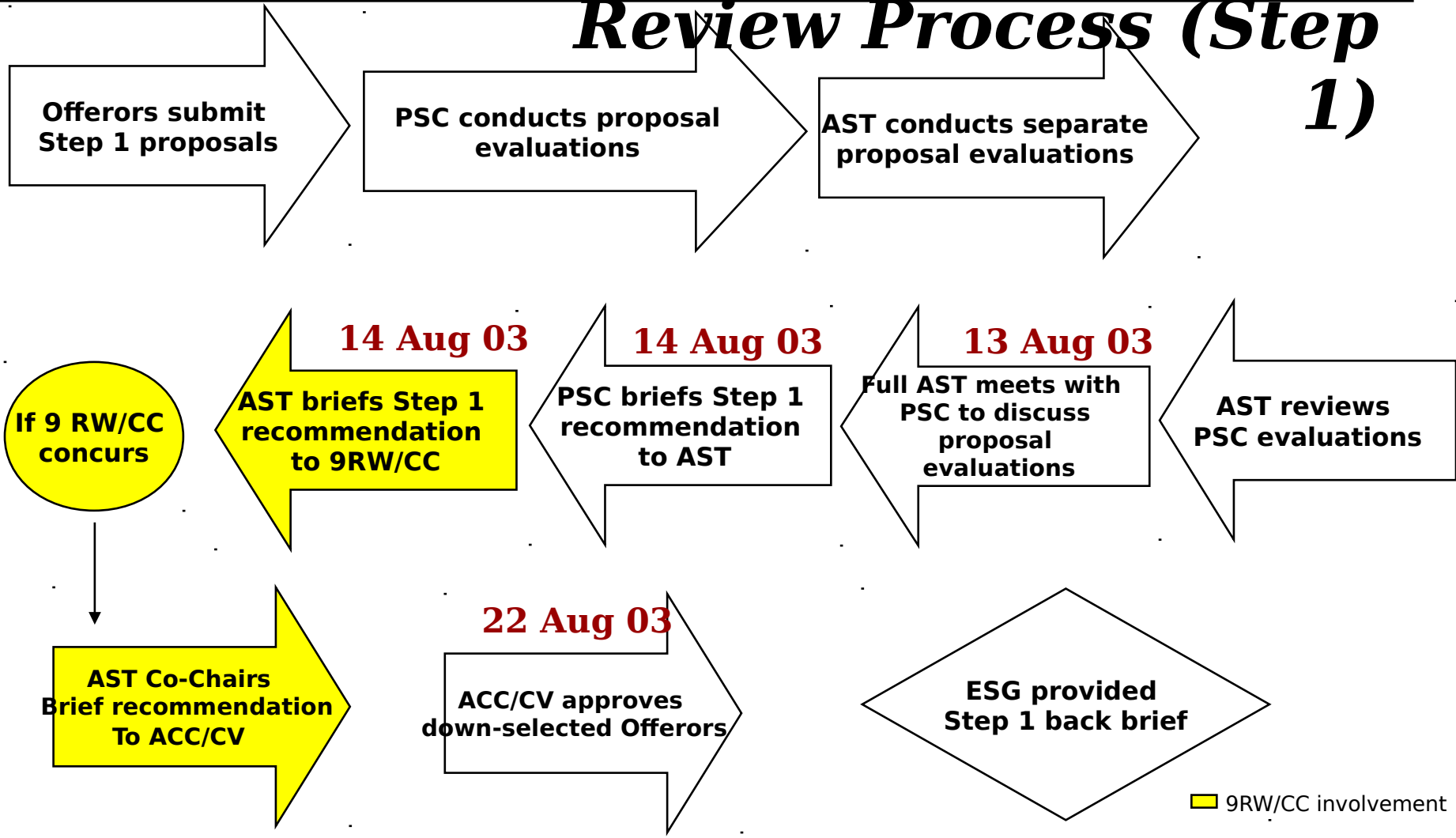
Step 1 Package (Qualifications) Includes:

- **Business Arrangements**
- **Financial**
- **Past Performance**
- **Project Concept**

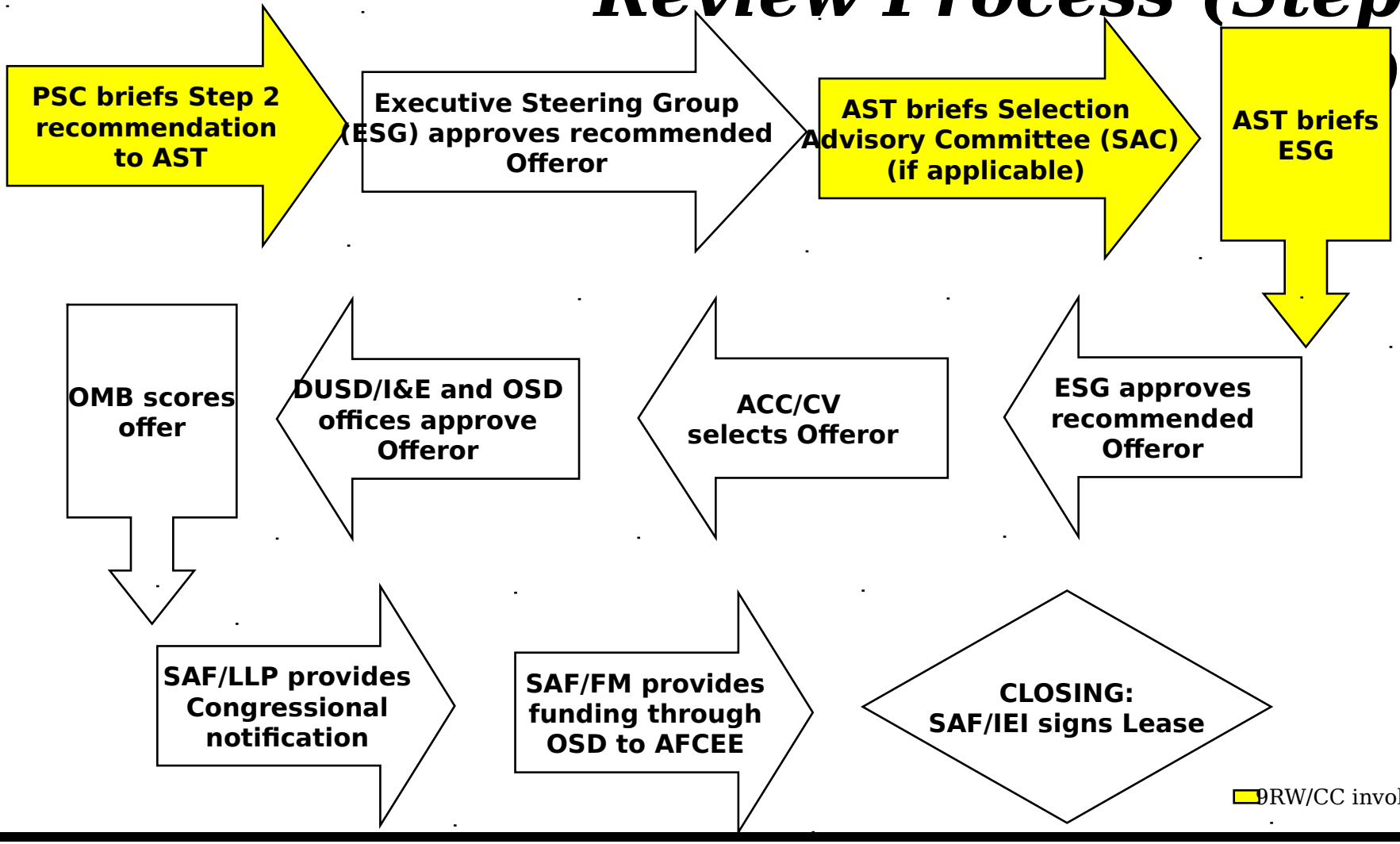
Step 2 Package (Financial & Technical) Includes:

- **Financial**
- **Past Performance**
- **Design & Construction**
- **Property Management**

RFP Review Process (Step 1)


Offerors submit Step 1 proposals
PSC conducts proposal evaluations
AST conducts separate proposal evaluations
AST reviews PSC evaluations
13 Aug 03
Full AST meets with PSC to discuss proposal evaluations
14 Aug 03
PSC briefs Step 1 recommendation to AST
14 Aug 03
AST briefs Step 1 recommendation to 9RW/CC
If 9 RW/CC concurs
AST Co-Chairs Brief recommendation To ACC/CV
22 Aug 03
ACC/CV approves down-selected Offerors
ESG provided Step 1 back brief
9RW/CC involvement

RFP Review Process (Step)


PSC briefs Step 2 recommendation to AST
Executive Steering Group (ESG) approves recommended Offeror
AST briefs Selection Advisory Committee (SAC) (if applicable)
AST briefs ESG
ESG approves recommended Offeror
ACC/CV selects Offeror
DUSD/I&E and OSD offices approve Offeror
OMB scores offer
SAF/LLP provides Congressional notification
SAF/FM provides funding through OSD to AFCEE
CLOSING: SAF/IEI signs Lease
9RW/CC involvement

Transition

- **Transition Plan in the Works**
- **Education & Awareness of Military Members & Families on Rental Agreement**
- **Post Solicitation & Construction**

Base Involvement & Ownership Critical to Success of Program

Outreach Program

- **Current Activities**
  - **Published Base articles**
  - **Provided Information to local publications**
  - **Developed Web Site**

- **Near Term Activities**
  - **Publicize Web Site**
  - **Provide “Face-to-Face” sessions on Base**
  - **Provide static displays on Base**
  - **Continue input to media (on and off Base)**

- **Long Term Activities**
  - **Continue input to media (on and off Base)**

Road Ahead

- **Focus on Selecting the Right "Offeror"**
- **Continue Transition Planning**
- **Continue Marketing**

Thank you…